

# TAHOE DOUGLAS FIRE PROTECTION DISTRICT

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Todd Moss, Assistant Chief  
Eric Guevin, Fire Marshal



Greg Felton, Chair  
Larry Schussel, Vice Chair  
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## Fire & Life Safety Survey for Vacation Home Rentals

1. Post a street address visible from street. (IFC 505 .1)
  - a. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
2. Gas meter protected and labeled. (IFC 603.9)
  - a. Above-ground gas meters, regulators and piping subject to damage shall be protected by a barrier
3. Defensible space maintained around structure. (IWUI 604.1)
  - a. Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures.
4. Hot tub/sauna safety sign/rules posted. The safety sign shall include quiet hours of 10 PM to 8 AM
5. Provide extinguishers with minimum 2-A:10-B:C rating and properly mount on each floor. (IFC 903(1)).
  - a. Extinguishers provided need to be appropriate to the type of hazard.
6. Fire extinguishers located in conspicuous locations or indicated with proper signage. (IFC 906.6)
  - a. Portable fire extinguishers shall be located in conspicuous locations where they will have ready access and be immediately available for use. Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.
7. Extinguisher serviced and tagged annually or after each use. (IFC 906.2, NFPA 10)
  - a. Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.
8. Smoke detectors functional and within operable life (10 years). (IFC 901.6.1)
  - a. The proper installation and maintenance of smoke detectors is of the utmost importance. In the event of a fire, they will notify occupants, and, in some cases, may automatically notify the Fire Department.
9. Smoke detectors installed in each sleeping area, outside each sleeping area in immediate vicinity and on each floor. Smoke detectors are to be interconnected or monitored, when applicable. (IRC R314.3)

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- a. Location of smoke detectors allow occupants early warning of a fire event within the structure. Interconnected smoke detectors give additional time for occupants to evacuate.
10. Carbon monoxide alarms installed outside each sleeping area and on each floor. (IRC R315.2)
  - a. Carbon monoxide alarms notify occupants when unsafe levels of carbon monoxide are present within the structure.
11. Fire sprinkler systems in operable condition at all times, if applicable. (IFC 901.4.1)
  - a. Life safety and fire protection equipment must be properly inspected and tested (at a minimum on an annual basis) to assure its effective operation
12. Diagram depicting two evacuation routes posted on or immediately adjacent to main entry and every sleeping area door.(IFC 403.10.1.1)
  - a. Evacuation maps will indicate to occupants the correct evacuation routes to reach safety.
13. Egress window in each sleeping area. (IRC R310)
  - a. Egress windows have an opening of at least 5.7 square feet which have: at least a 24 inch opening height; are at least 20 inches wide; and a sill height of not more than 44 inches.
14. Emergency escape ladder located in each bedroom 3 stories or more above grade or whose egress window is greater than 16 feet above grade .. (IFC 1030.1)
  - a. Emergency egress from third floor can become blocked in a fire due to fire growth. Emergency escape ladders give those occupants the ability to escape to ground level.
15. Guard rails along open-sided walking surfaces including: stairs, ramps, and landings
  - a. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below any point within 36 inches horizontally to the edge of the open side.
16. Working space of 30" depth, 36" width, and 78" height provided in front of electrical service equipment. (IFC 604.3)
  - a. Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.
17. Electrical breaker panel legibly and durably marked indicating purpose of circuits. (IFC 604.3.1)
  - a. Labeling of electrical equipment assists emergency responders in identifying and then shutting down the electrical service controls during a fire or other emergency.
18. Identified electrical hazards shall be abated. (IFC 605.1)
  - a. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes and electrical shock or fire hazard shall not be used.

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19. Water heater seismically braced and properly vented. (IRC P2801.8)
  - a. Water heaters anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist horizontal force.
20. Chimneys cleaned and inspected annually. (IFC 603.6)
  - a. Chimneys, incinerators, smokestacks or similar devices for conveying smoke or hot gases to the outside air and the stoves, furnaces, fireboxes or boilers to which such devices are connected, shall be maintained so as not to create a fire hazard.
21. Non-combustible ash can available for hot ashes, cinders, or smoldering coals. Disposal plan in place for removal of cooled materials. (IFC 305.2)
  - a. Hot ashes, embers and cinders from fireplaces, stoves or other fireboxes must never be placed in a combustible container. Care must be taken when emptying containers to make sure no hot coals get dumped on paper waste or other combustible materials.
22. LP-gas open-flame devices set back from combustible materials and building per manufacturer's instructions and listing. (IFC 308.1.4)
  - a. Separation reduces the likelihood that a fire-starting or cooking flare-ups come in contact with combustible materials and wall construction.
23. Charcoal and briquette cooking devices operated on non-combustible surface. Devices shall not operated on combustible balconies, combustible decks, or within 10 feet of combustible construction. (IFC 308.4.1)
  - a. Prohibition on the use of charcoal and briquette cooking devices in locations described focuses on the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface, such as a wooden balcony or deck

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